

## MEMORANDUM

October 1, 2014

**TO:** Landmarks Board

**FROM:** Lesli Ellis, Comprehensive Planning Manager  
James Hewat, Senior Historic Preservation Planner  
Marcy Cameron, Historic Preservation Planner  
Angela Smelker, Historic Preservation Intern

**SUBJECT:** Initiation hearing of an application to designate the 700 block of 12<sup>th</sup> St. as a local historic district to be known as the 12<sup>th</sup> St. Historic District (HIS2014-00268).

### STATISTICS:

1. Boundaries: The area including the east and west sides of the 700 block of 12<sup>th</sup> St., extending from the centerline of Baseline Rd. on the south to the centerline of Cascade Ave. on the north and the centerlines of the alleys on the east and west.
2. Zoning: RL-1 (Residential-Low 1)
3. Number of Properties: 13
4. Dates of Construction: 1904-1951
5. Owners/Applicants: Ann and Jim Scarboro, Martha and Marie Campbell, Donald and Geneva Reichert and Linda Lou Wilson representing 30% of property owners in the proposed historic district.

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### STAFF RECOMMENDATION:

Staff recommends that the Landmarks Board approve the application to initiate designation of the 700 block of 12<sup>th</sup> St. as a local historic district as it considers that initiating the application for this area meets the criteria of the Historic Preservation Ordinance outlined in Section 9-11-3(d), *Criteria for Review*, B.R.C. 1981.

### MOTION:

*I move that the Landmarks Board initiate historic district designation for the 700 block of 12<sup>th</sup> St., finding that it meets the criteria for such initiation pursuant to 9-11-3 "Initiation of Designation for Individual Landmarks and Historic Districts" of the Boulder Revised Code 1981, and in balance is consistent with the goals and policies of Section 2.33 of the Boulder Valley Comprehensive Plan.*

## EXECUTIVE SUMMARY:

- The purpose of this hearing is for the board to determine whether it is appropriate to initiate historic district designation for the proposed 12<sup>th</sup> St. Historic District.
- On Sept. 3, 2014, the Historic Preservation program received an application requesting designation of the properties at 707, 712, 715, 728, 735, 740, 747, 750, 760, 767, 770 12<sup>th</sup> St.; 1160 and 1212 Cascade Ave.; and 1215 Baseline Rd. as the 12<sup>th</sup> St. Historic District.
- Four of the thirteen property owners (30%) have signed the application in support of the district designation. A minimum of 25% of property owners is required for a completed application. See Attachment A: Application for Historic District Designation.
- If the board chooses to initiate the designation process, it must do so by resolution. If an initiation resolution is adopted, a public hearing to determine whether the proposed designation conforms with Sections 9-11-1, "Legislative Intent," and 9-11-2, "City Council May Designate Landmarks and Historic Districts," B.R.C. 1981 must be held by the Landmarks Board no fewer than 60 days or more than 120 days after the initiation resolution is adopted.
- There is a pending application for the demolition of the house and garage at 747 12<sup>th</sup> St., which is located in the proposed historic district. That demolition application is the impetus for this historic district application. A stay-of-demolition, issued on June 6<sup>th</sup>, 2014 would expire Oct. 20<sup>th</sup>, 2014. Should no action be taken by the Board prior to that date, the property owner would be able to secure a demolition permit, assuming all other requirements of the permit process have been met.
- Staff attended a neighborhood meeting on Aug. 26<sup>th</sup> to discuss implications of local historic district designation and provide information on the designation process. Representatives of Historic Boulder, Inc. were also present.
- Staff recommends that the Landmarks Board initiate the application to designate the 700 block of 12<sup>th</sup> St. as a historic district as it considers that such designation meets the criteria outlined in the Historic Preservation Ordinance at Section 9-11-3(d), *Criteria for Review.*"

## PRELIMINARY ANALYSIS OF PROPOSED 12<sup>th</sup> ST. HISTORIC DISTRICT:

The 700 block of 12<sup>th</sup> St. is located in an area that was determined to be eligible as a National Register of Historic Places district and a local historic district by consultants who undertook a historic resource survey of the larger University Hill area in 1991 and a resurvey of the area in 2002. A policy encouraging designation of historic districts and a map of existing and potential districts were adopted in the Boulder Valley Comprehensive Plan.

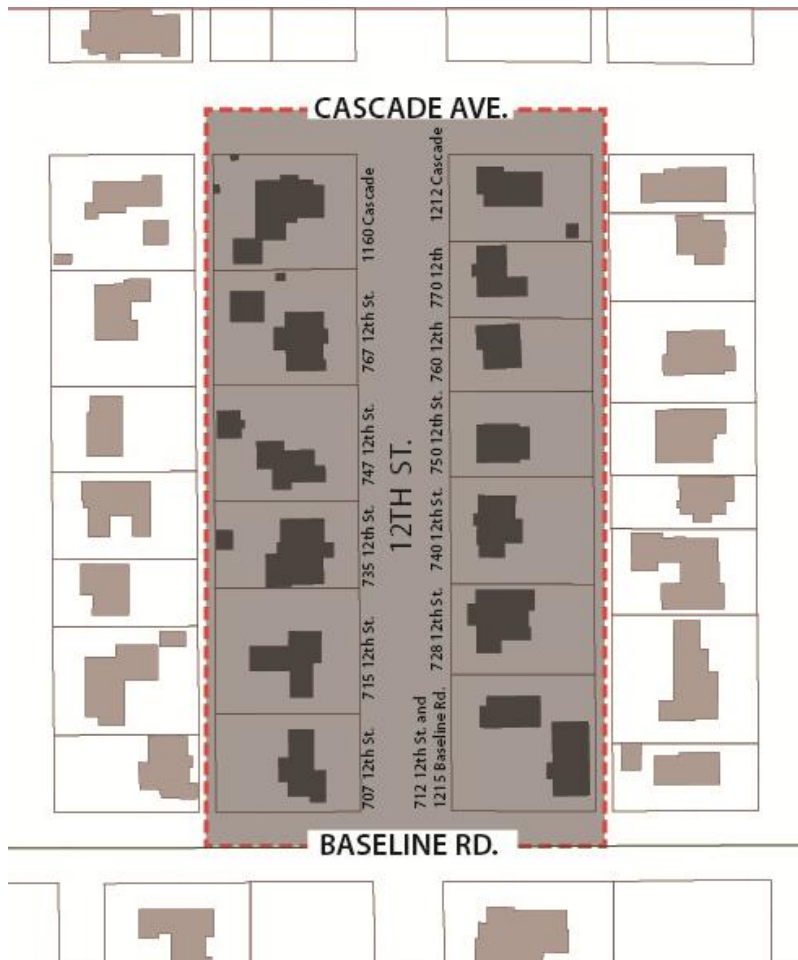


Figure 1. Proposed historic district boundaries, 700 block of 12<sup>th</sup> St.

The proposed district boundaries encompass both sides of 12<sup>th</sup> St. between Baseline Rd. and Cascade Ave. The alleys at the rear of the properties would form its east and west limits. This boundary designation is consistent with the City's current and past practices and the National Register Guidelines for establishing landmark boundaries.

The proposed district encompasses a collection of intact buildings united historically by the development of the neighborhood that followed platting of the University Place subdivision. The buildings located within the boundaries of the district reflect a variety architectural genres characteristic of the 1910s to the 1930s, including Tudor-Revival, Colonial-Revival, and Craftsman Bungalow houses. See Attachment C: Building Descriptions.

Three houses, 1160 Cascade Ave., 715 12<sup>th</sup> St., and 707 12<sup>th</sup> St. were designed by noted Boulder architect Glen Huntington. The Fisher House at 707 12<sup>th</sup> St. was designated as an individual landmark in 1988. Huntington designed many prominent buildings in Boulder, including Boulder High School, the Boulder County Courthouse, and several fraternities, sororities and residences. The house at 1215 Baseline Ave. was designed by

local architect Arthur E. Saunders, who also designed the Grill Mansion (2305 Broadway), the Physician's Building (currently the Shambala Center, 1345 Spruce), and the Mercantile Bank (2027 Broadway).

Many of the properties on the block are associated with significant figures to Boulder's history. The house at 747 12<sup>th</sup> St. was owned by Josephine and Marthana Cowgill, two sisters who moved from Texas to Boulder for health reasons. The Cowgills operated a sanitarium out of their house before assuming management of the Mesa Vista Sanitarium, which they operated until the 1960s. The house at 715 12<sup>th</sup> St. was built by Dr. Whitman, a long-time faculty member at the University of Colorado and an expert in the fields of pathology and bacteriology. The property at 707 12<sup>th</sup> St. was owned by Helen and Valentine Fischer, who were actively involved in the growth and development of the university for many years, as well as being affiliated with many social and civic causes in the city. The owners of 760 and 770 12<sup>th</sup> St. were both also associated with the University of Colorado. The owner of 750 12<sup>th</sup> St. moved to Boulder for his health, apparently suffering from tuberculosis. He was a prominent businessman and manager of the Curran Theater. The "Bluebird Cottage" at 1215 Baseline Ave. was constructed by the Holiday House Association to provide working women of Chicago a vacation retreat to the Rocky Mountains. Visitors included school teachers, writers, artists and suffragists or suffragettes.

The 2002 survey identified potentially contributing and non-contributing status for primary buildings in the area. 12 of the 14 (85%) primary buildings were considered to be contributing to a potential district. One of the six accessory buildings in the proposed district was surveyed and identified as a contributing building (747 12<sup>th</sup> St.). Little change appears to have occurred in the past 12 years to affect the historic integrity of the district. However, further analysis is needed to determine contributing and non-contributing status of each building. See Attachment C: Building Descriptions.

A full analysis of whether the district conforms with Sections 9-11-1 and 9-11-2 of the Boulder Revised Code as required will be prepared if the Board initiates designation.

#### **ANALYSIS:**

The Historic Preservation Ordinance requires the Landmarks Board to hold a public hearing to consider initiating landmark designation of a property or historic district. Section 9-11-3, B.R.C. 1981. Subsection (d), *Criteria for Review*, states that when considering whether to initiate the designation of an application that is made by a historic preservation organization or fewer than all of the property owners pursuant to paragraph 9-11-3(a)(3) or (a)(4), B.R.C. 1981, the board may consider, without limitation, the following criteria:

- (1) There is probable cause to believe that the building or district may be eligible for designation as an individual landmark or historic district consistent with the purposes and standards in Sections 9-11-1, "Legislative Intent," 9-11-2, "City Council May Designate or Amend Landmarks and Historic Districts," and 9-16-1, "General Definitions," B.R.C. 1981;**

Section 9-11-2(a)(2) states that City Council may designate as a historic district a contiguous area containing a number of sites, buildings, structures or features having a special character and historic, architectural, or aesthetic interest or value and constituting a distinct section of the city.

The 700 block of 12<sup>th</sup> St. represents a well-preserved assemblage of early twentieth century middle-class houses, many that were constructed for faculty and staff at the University of Colorado. The historic integrity of the potential 12<sup>th</sup> St. Historic District is very high, with association with prominent businessmen, University of Colorado professors, and the health seeking impetus that attracted people to Boulder in the early twentieth century. The buildings located within the boundaries of the proposed district reflect a variety architectural genres characteristic of the period, including the Tudor-Revival, Colonial-Revival, and Craftsman Bungalow.

Typically, an area should have a unifying theme or character and should possess fifty percent or more contributing buildings in order for it to have sufficient integrity to be considered a historic district. All of Boulder's ten designated historic districts are comprised of a majority of contributing vs. non-contributing resources. While additional analysis is needed to assess the architectural integrity of each house, it appears that 12 of the 14 buildings were constructed between 1904 and 1936, one was constructed in 1951 and another was constructed in 1949, but was significantly altered in the 1980s. The building at 707 12<sup>th</sup> St. is individually landmarked. Additional information is needed on the six accessory structures. Considering this, potentially 85% of the buildings would be considered contributing to the historic district. Staff considers the proposed district to meet the criteria for designation as a historic district.

- (2) There are currently resources available that would allow the city manager to complete all of the community outreach and historic analysis necessary for the application;**

Documentation necessary for designation of the district would require resurvey of the properties, meeting with property owners, the development of design guidelines, Landmarks Board review of the proposed district, circulation of a questionnaire in the area to gauge interest in the district and, if appropriate, review of a designating

ordinance by the City Council. Staff has the resources to complete this work under the current work program.

**(3) There is community and neighborhood support for the proposed designation;**

Four of the thirteen property owners have signed the application in support of historic district designation. One property owner has expressed opposition to designation. At the Sept. 3, 2014 meeting, neighbors submitted a letter to the Landmarks Board signed by 60 residents in support of the preservation of 747 12<sup>th</sup> St. Additional outreach and neighborhood meetings will be conducted to determine property owner support within the proposed historic district boundaries.

**(4) The buildings or features may need the protections provided through designation;**

The house and garage at 747 12<sup>th</sup> St. are proposed for demolition. Should no action be taken by the Board prior to the expiration of the stay-of-demolition on Oct 20, 2014, the property owner would be able to secure a demolition permit, assuming all other requirements of the permit process have been met. If an application to designate the area was initiated, the demolition would be stayed until Council had taken a final action on the designation. If the district is approved, the applicant would be required to apply for a landmark alteration certificate to undertake any changes on the property. Likewise, exterior changes to any of the properties in the 700 block of 12<sup>th</sup> Street would require landmark alteration certificate review.

**(5) The potential boundaries for the proposed district are appropriate;**

The proposed district boundaries encompass both sides of 12<sup>th</sup> St. between Baseline Rd. and Cascade Ave., with the alleys at the rear of the properties forming its east and west limits. This boundary is consistent with the City's current and past practices and the National Register Guidelines for establishing landmark boundaries.

**(6) In balance, the proposed designation is consistent with the goals and policies of the Boulder Valley Comprehensive Plan; or**

Policy 2.33 of the Boulder Valley Comprehensive Plan States that, "Buildings, districts, and sites of historic, architectural, archaeological, or cultural significance will be identified and protected. The city and county will encourage preservation of such resources through incentive programs, designation of landmark buildings, historic districts . . . , design review, public improvements, and other tools." Staff considers that

given the historic and architectural significance of the proposed district, and the extent of neighborhood support for the application, the Landmarks Board should review the proposal to designate the block as a historic district.

**(7) The proposed designation would generally be in the public interest.**

A considerable amount of interest has been expressed by neighbors about preserving the property at 747 12<sup>th</sup> Street. Given this and the historic and architectural significance of the 700 block of 12<sup>th</sup> Street as a whole, staff considers that initiating designation would generally be in the public interest.

**DECISION OF THE BOARD:**

If the board chooses to initiate the designation process, it must do so by resolution. A draft resolution is included in *Attachment F*. If the resolution is adopted, the application shall be heard by the Landmarks Board within 60 to 120 days of the adoption of the resolution in order to determine whether the proposed designation conforms with the purposes and standards in Sections 9-11-1, "Legislative Intent," and 9-11-2, "City Council May Designate Landmarks and Historic Districts," B.R.C. 1981. No application, whether for demolition or alteration, may be approved while proceedings are pending on such designation unless the owners have obtained a landmark alteration certificate.

**ATTACHMENTS:**

- Attachment A: Historic District Application
- Attachment B: Map of Proposed Historic District Boundary
- Attachment C: Building Descriptions
- Attachment D: Current Photographs
- Attachment E: Draft Resolution to Initiate Designation

**Attachment A: Historic District Application**

4/15/2014 - 00268

Received 09/03/2014.

**City of Boulder**

**Historic District Designation Application**

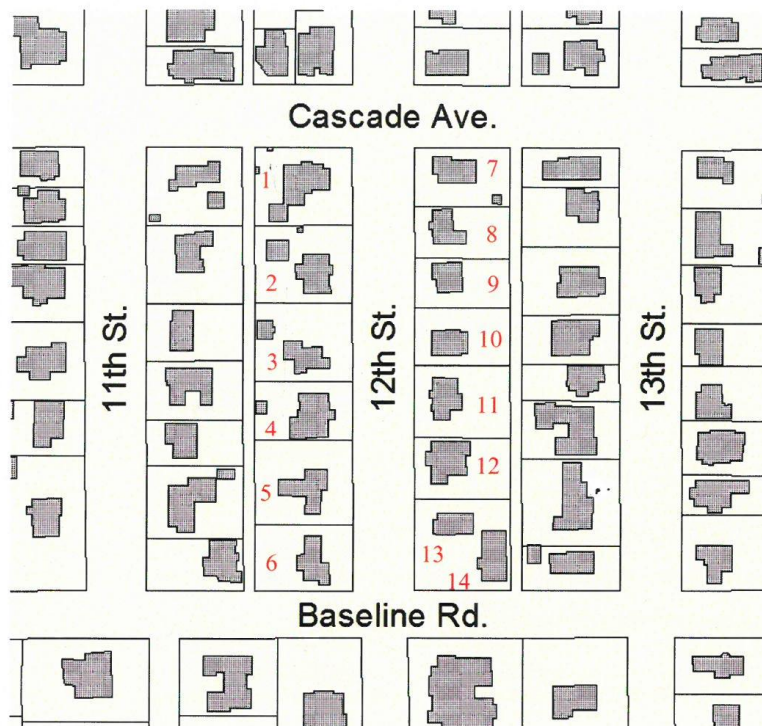
Property Owner Consent Form to Submit a Historic District Application

A historic district designation application may be submitted by a group of property owners, with the consent of a minimum of twenty-five percent consent of the owners of each of the properties proposed historic district. The Landmarks Board will hold an Initiation Hearing to determine whether it is reason to believe the district may be eligible for Landmark Designation. If they do, a series of neighborhood meetings will be scheduled to discuss the benefits and responsibilities of designation and the possibility of developing district-specific design guidelines. Subsequent to this, the Landmarks Board may hold a Designation Hearing. If they find the proposed district meets the review criteria, the application is forwarded to Planning Board and City Council. City Council designates landmarks and historic districts through an ordinance.

The following property owners support submitting an application for historic district designation of the proposed area: <u>700 Block of 12th Street</u>		
Owner Name	Owner Address	Date
<u>Ann Scarborough (Scarboro)</u>	<u>735 12th Street</u>	<u>8/29/14</u>
<u>Jan E. Scarboro (Jim Scarboro)</u>	<u>" " "</u>	<u>8/29/14</u>
<u>Martha L. Campbell</u>	<u>750 - 12th St</u>	<u>8/29/14</u>
<u>Marie L. Campbell</u>	<u>750 - 12th St</u>	<u>8-29-14</u>
<u>Genevieve Riechert</u>	<u>740 - 12th St</u>	<u>8/29/14</u>
<u>Donald K. Riechert</u>	<u>740 - 12th</u>	<u>08-29-14</u>
<u>Linda Ann Wilson M.D.</u>	<u>767 - 12th</u>	<u>08-29-14</u>

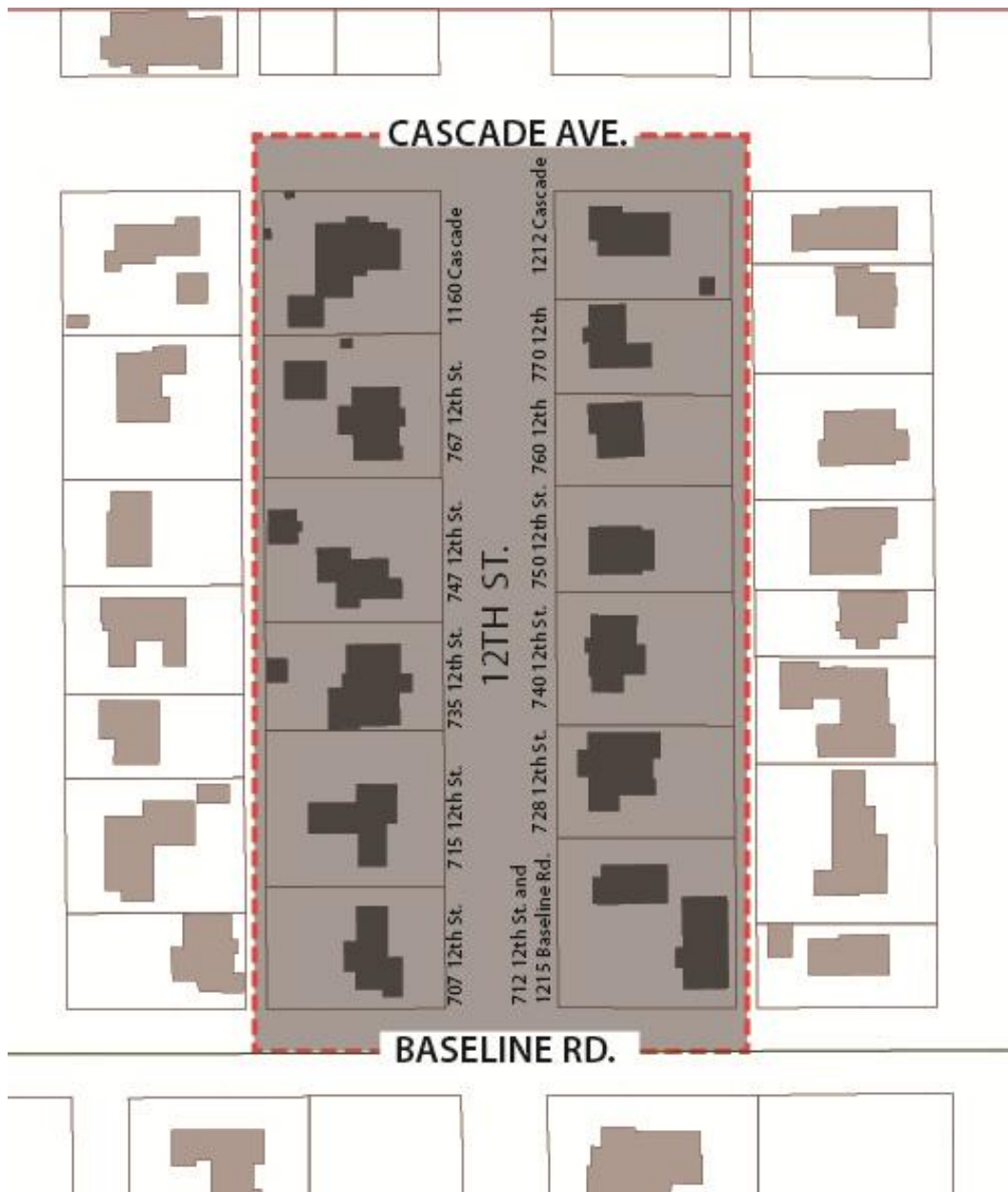
please see attached materials for designated houses,  
proposed district boundaries, date + type of construction  
Application submitted by Ann Scarborough, 303-443-2561





	Address	Date of Const.	Architect (if known)	Style	Lot/Block
1	1160 Cascade Ave.	1927	Glen Huntington	Dutch Colonial Revival	Lots 43-46 INC Block 32
2	767 12th St.	1927		Colonial Revival	Lots 39-42 INC Block 32
3	747 12th St.	1916		Bungalow	Lots 35-38 INC Block 32
4	735 12th St.	1950			Lots 32-34 INC Block 32
5	715 12th St.	1923	Glen Huntington	Tudor Revival	N 9.1 FT Lot 27 & All Lots 28-31 INC Blk 32
6	707 12th St. <i>Individual Landmark</i>	1923	Glen Huntington	Tudor Revival	Lots 24-25-26 & S 15 FT & 9.1 inches of Lot 27 Blk 32
7	1212 Cascade Ave.	1951			Lots 1-2-3 Blk 33
8	770 12th St.	1935		Colonial Revival	Lots 4-5 & N ½ Lot 6 Blk 33
9	760 12th St.	1936		English/Norman Cottage	S ½ Lot 6 & all of 7&8 Blk 33
10	750 12th St.	1923		Bungalow	Lots 9-10-11 Blk 33
11	740 12th St.	1925		Colonial Revival	Lots 12-15 INC Blk 33
12	728 12th St.	1925		Bungalow	Lots 16-17-18 & Lot 19 Less SL Y 22 Ft Blk 33
13	712 12th St.	1904		Vernacular Masonry	1215 Baseline at 12 <sup>th</sup> & Baseline Condos (T1NR70W SEC31)
14	1215 Baseline Rd.	1911	Arthur E. Saunders	Vernacular Masonry	

**Attachment B: Map of Proposed Historic District Boundary**



*Map showing proposed boundaries of the 12<sup>th</sup> St. Historic District.*

### Attachment C: Building Descriptions

	Address	Date of Const.	Architect (if known)	Style	Lot/Block	Contributing? (2002 survey)
1	1160 Cascade Ave.	1927	Glen Huntington	Dutch Colonial Revival	Lots 43-46 INC Block 32	Contributing- Individually eligible
2	767 12th St.	1927		Colonial Revival	Lots 39-42 INC Block 32	Contributing
3	747 12th St.	1916		Bungalow	Lots 35-38 INC Block 32	Contributing
4	735 12th St.	1950			Lots 32-34 INC Block 32	Non- Contributing
5	715 12th St.	1923	Glen Huntington	Tudor Revival	N 9.1 FT Lot 27 & All Lots 28-31 INC Blk 32	Contributing
6	707 12th St., Fischer House <i>Individual Landmark</i>	1923	Glen Huntington	Tudor Revival	Lots 24-25- 26 & S 15 FT & 9.1 inches of Lot 27 Blk 32	Contributing (Individual Landmark)
7	1212 Cascade	1951			Lots 1-2-3 Blk 33	Non- Contributing
8	770 12th St.	1935		Colonial Revival	Lots 4-5 & N ½ Lot 6 Blk 33	Contributing
9	760 12th St.	1936		English/Nor man Cottage	S ½ Lot 6 & all of 7&8 Blk 33	Contributing
10	750 12th St.	1923		Bungalow	Lots 9-10- 11 Blk 33	Contributing
11	740 12th St.	1925		Colonial Revival	Lots 12-15 INC Blk 33	Contributing, Individually eligible
12	728 12th St.	1925		Bungalow	Lots 16-17- 18 & Lot 19 Less SL Y 22 Ft Blk 33	Contributing
13	712 12th St.	1904		Vernacular Masonry	1215 Baseline at 12 <sup>th</sup> & Baseline Condos	Contributing- Restorable
	1215 Baseline Rd.	1911	Arthur E. Saunders	Vernacular Masonry	(T1NR70 W SEC31)	Contributing- Restorable

**Excerpts from 1991 Boulder Survey of Historic Places**  
*Historic photographs courtesy of the Carnegie Branch Library for Local History.*



*Figure 1. 1160 Cascade, c.1952.*



*Figure 2. Photo of D.E. and  
"Lulu" McAllister, date  
unknown.*

**1. 1160 Cascade Ave., 1927**

Designed by Glen Huntington

This was the home of Daniel Eldridge McAllister and his wife, Louise Hankins McAllister. McAllister was president and general manager of the McAllister Lumber and Supply Company and a director of National State Bank for many years. He was born in New Hampshire in 1872 and came to Boulder with his parents. His father, Ira T. McAllister founded the McAllister Lumber and Supply Company and operated sawmills in Boulder County which supplied lumber to Boulder and other parts of the state. After his father's death, Daniel McAllister was elected president and manager, a position in which he served until the company was sold to Boise-Payette in 1927. From 1928 to 1939, McAllister was associated with the Lashley Persons Investment Company, serving as its president for several years. He was a director of National State Bank for 22 years and a member of the city library board for five years. In 1897, he married Louise (Lulu) Hankins. She was born in Iowa and came to Boulder with her parents. Her father was also an official of National State Bank. Mrs. McAllister graduated from the University of Colorado. The McAllisters had four daughters.

This house is significant for its association with prominent Boulder businessman Daniel E. McAllister, who was president of the McAllister Lumber and Supply Company, president of Lashley Persons Investment Company, and director of National State Bank in Boulder. The house is also significant as an excellent example of the Dutch Colonial Revival Style popular during the early twentieth century in Colorado, as reflected in its gambrel roof; entrance with fanlight and sidelights; curved hood with classical column supports; and evenly spaced multi-over-single light windows. The house is also significant for its representation of the work of Boulder architect Glen Huntington, who designed several homes in the University Hill neighborhood, as well as the Boulder County Courthouse.





*Figure 3. 767 12<sup>th</sup> St., c.1949.*

## 2. 767 12<sup>th</sup> St., 1927

The first listed residents of this house were James F. and Daisy E. Quine and their children, James F., Jr. and Josephine. James F. Quine was born in the Isle of Man in 1874. He traveled to Colorado with his family in 18889, settling at Rico. Quine graduated from the University of Denver School of Pharmacy and set up a drug store in Telluride. His business became the leading drug store in Telluride and Quine was elected mayor for seven years and as president of the school board there. In 1923, Quine sold his drug store and moved with his family to Boulder so that his children would have better educational opportunities. Quine then purchased the Campus Drug Store, which he operated until his retirement. Quine married Daisy Etta Quine in 1904 and they had four children, all of whole graduated from the University of Colorado.



*Figures 4 and 5. 747 12<sup>th</sup> St., c.1949 on left. Photo of Mary, Josephine, and Marthana on right, 1956.*

## 3. 747 12<sup>th</sup>, 1916

The residents of this home in 1918 were Josephine and Marthana Cowgill. The Cowgill sisters moved to Boulder from Texas when Marthana contracted tuberculosis. Following her recovery, the two sisters operated a nursing home at this address. In 1930, the sisters were asked by Dr. O.M. Gilbert to take over management of Mesa Vista Sanitarium, which he had founded in 1918. They soon purchased that institution, which originally treated consumptives. The sisters enlarged the sanatorium and began to care for all types of chronically ill patients. The sanatorium became a family business, with several members of the Cowgill family operating the institution, including children that the sisters adopted.

This house is significant for its association with Josephine and Marthana Cowgill, two sisters who operated a tuberculosis sanitarium in Boulder. The house functioned as a nursing home, probably

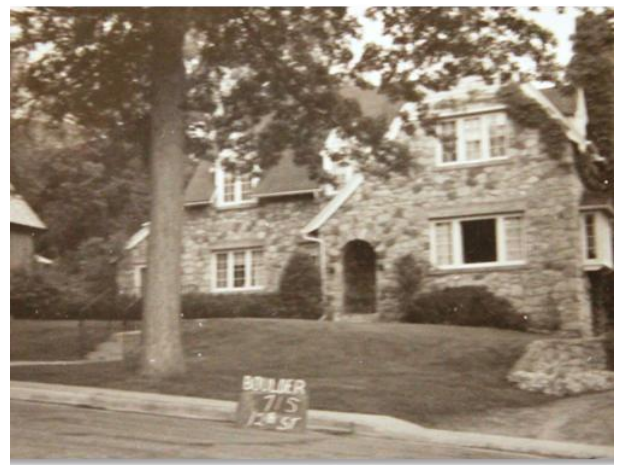
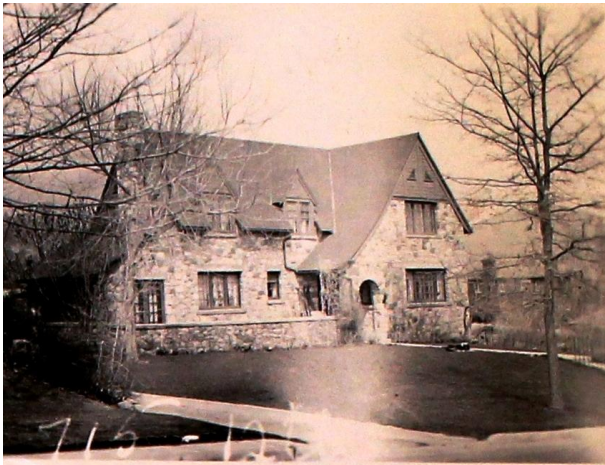
for tuberculars, during the 1910s. The house is a well-preserved example of the Bungalow style popular during the early twentieth century, as typified by its hipped roof, brick walls, double-hung windows, and porch with brick pillars and walls.



*Figure 4. 735 12<sup>th</sup> St., c.1951 (left) and 1980 (right).*

**4. 735 12<sup>th</sup>, 1950**

This simple, side-gable house was constructed in 1949 by Walter and Myrtle Campbell, who previously resided across the street at 760 12<sup>th</sup> St. Walter and Myrtle lived here from 1950-1965. Walter was appointed director of the University of Colorado Extension Division in 1951, and Myrtle was a water color painter and charter member of the Boulder Artists' Guild. In 1965 the house was foreclosed. The National State Bank sold the property 13 years later in 1978 to Nicola and Sherry Sbrocca. (see 735 12<sup>th</sup> Research) Major remodeling was done to the house during the Sbrocca's ownership in about 1980. A Neo-Traditional second story addition with wide, overhanging eaves were constructed.



*Figure 5. 715 12<sup>th</sup> St., c.1949 (left) and c. 1978 (right).*



**5. 715 12<sup>th</sup> St., 1923**

Designed by Glen Huntington

This house was built by Ross C. and Clara Sewall Whitman. Ross Whitman was born in 1873 in Michigan and attended the University of Michigan, receiving a doctor of medicine degree. Whitman joined the University of Colorado faculty in 1907 as professor of pathology and secretary of the medical school. He taught pathology until the medical school moved to Denver and then became professor of bacteriology. Whitman was well known as an able instructor and expert in his field, as well as a fine violinist, who played in the university orchestra for many years. Clara Whitman moved to Boulder with her husband in 1907 and was active in university affiliated organizations. The Whitmans built this house, called by the Daily Camera “a handsome home” in 1923 and they “improved (the house) with a beautiful lawn and garden.”

This house is significant for its association with Ross C. Whitman, long-time faculty member of the University of Colorado and expert in the fields of pathology and bacteriology. This house is also significant for its representation of the work of noted Boulder architect Glen Huntington, who operated the only architectural office in Boulder for many years and designed many significant houses in the University Hill neighborhood. In addition, the house is significant for its high artistic values which exhibit finely crafted construction, including its native stone construction, steeply pitched intersecting gables, multiple light windows and through the cornice dormers. The house is an excellent example of the Tudor Revival style, popular in Boulder during the early twentieth century. There were many Tudor Revival Style homes constructed in the University Hill neighborhood of Boulder during the 1920s, and this is one of the best preserved large scale versions.



*Figure 6. Mr. and Mrs. Fischer (dates unknown) and 707 12<sup>th</sup> St., c.1949*

**6. 707 12<sup>th</sup> St., 1923, Individual Landmark**

Designed by Glen Huntington as his first project in Boulder. Commissioned by Dr. and Mrs. Valentine Fischer, this house was designed to blend sympathetically with the Flatirons behind the house, thus its roofline “with juxtaposed peaks which repeat the lines of the Flatirons.” Jane Barker notes that the house was designed for entertaining, with large living and dining rooms. An imported tile fireplace and a sunroom with “what was probably the first picture window in Boulder” are also notable details. The Fischers entertained many notable public figures here.

This dwelling was constructed by Valentine B. and Helen Waltmeyer Fischer. Valentine Fischer was born in Pueblo in 1886 and attended the University of Colorado, receiving three degrees, including a doctor of ophthalmology degree in 1916. Fischer pursued post-graduate studies at the University of Michigan and taught physiological topics in the graduate department there before becoming a member of the psychology department of the University of Colorado in 1928. While

working as an ophthalmologist, he also taught physiological optics at the medical department of the university. Fischer was elected to the University Board of Regents in 1934 and during his tenure he took several controversial stands regarding university affairs. He continued to teach and practice medicine until his death in 1945. Helen Fischer was born in 1888 in Nebraska and moved with her family to Boulder in 1898. Her father, T.S. Waltemeyer, bought the Nederland Mill at Nederland. She attended the State Preparatory School and the University of Colorado, where she received a degree in education. During her school years, Mrs. Fischer was elected to many school offices and was active in women's athletics. Following graduation, she taught school in Leadville for a year. In 1911, she married Valentine Fischer and became active in civic and social affairs. Helen Fischer was actively involved in alumni activities, child welfare organizations, health associations, and a variety of civic groups. In 1923, she was named to the Colorado Parole Board. She was active in the Boulder Woman's Club, the Colorado Federation of Women's Clubs, ran for the Democratic nominee for Congress in the 1930s, and was very active in the 1930s peace movement. Mrs. Fischer died in 1978.

This residence is significant for its association with two prominent Boulder residents, Helen and Valentine Fischer, who were actively involved in the growth and development of the University of Colorado for many years, as well as being affiliated with many social and civic causes in the city. In addition, the house is significant as the work of Boulder architect Glen Huntington, who designed private homes, an apartment building, and fraternity and sorority houses in the University Hill neighborhood. The house represents high artistic values, having been specifically designed to fit the surrounding landscape and the Flatiron formation. The house displays representative elements of the Tudor Revival Style popular in Boulder during the 1920s, including its brick walls with decorative brickwork, intersecting gables, and multi-light windows. The size and fine craftsmanship of the dwelling have made it a visual landmark in the neighborhood.

Valentine B. Fischer and Helen Waltemeyer were married in 1911, the year after she graduated from the University of Colorado. He was an ophthalmologist, she was the chairwoman of the Boulder Child Welfare Association. In 1923, she was appointed to the Colorado board of paroles and pardons. In the 1920s, they built the house at 707 12th Street which was designed by Glen H. Huntington.



*Figure 7. 1212 Cascade Ave., c.1951*



## 7. 1212 Cascade Ave., 1951

The first residents of this house were John and Viola Vap who came from Rawlins, Kansas. John was born in 1908 in Atwood, Kansas and Viola in 1914 in McDonald, Kansas. During the 1950s, Viola worked in the personnel office for the University of Colorado Dean's office and also worked for Boulder King Travel.

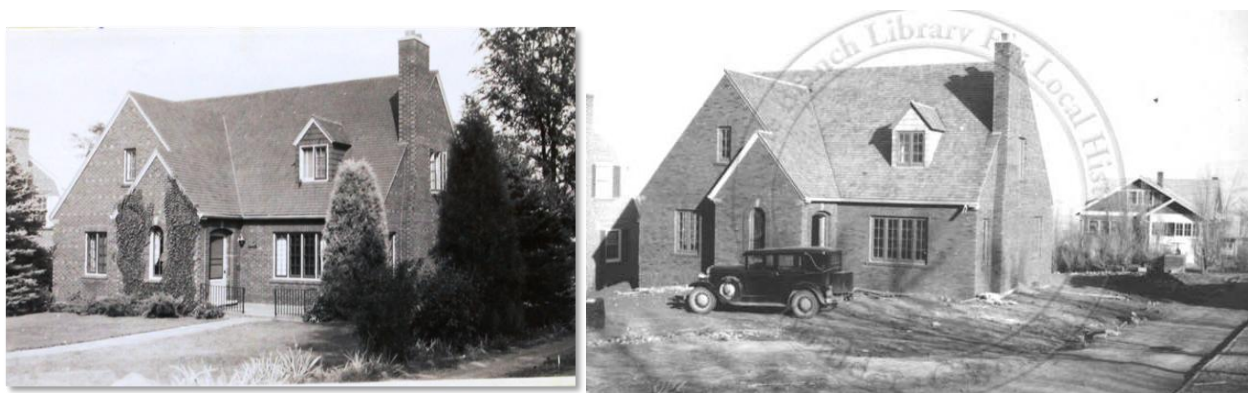
In 1954, the house was sold to Mildred Crowley. According to the Boulder Directory of 1959, Mildred was listed as a nurse at the Building of Education and the widow of Alfred D. Crowley. Little information is known of the couple, other than they relocated to Boulder from Rochester, New York. The house passed through several different owners from the 1960s to 1990s.



*Figure 8. 770 12<sup>th</sup> St., c.1930 (left) and c.1949 (right).*

## 8. 770 12<sup>th</sup> St., 1935

The first listed residents of this house were Clarence L. and Florence Eckel, and their daughter Patricia, a student. Eckel was a professor at the University. This preserved example of the Colonial Revival Style popular in the University Hill neighborhood of Boulder during the early twentieth century. Representative details include the side gambrel roof, gabled dormers, and prominent entrance with decorative crown and sidelights.



*Figure 9. 760 12<sup>th</sup> St., c.1949*

**9. 760 12th St., 1936**

This house was built by Walter M. and Myrtle Campbell. Walter Campbell was born in Pennsylvania in 1885 and received an MA from the University of Colorado and Ph.D. from the University of Chicago. He taught in secondary schools in several states before accepting a position as head of the University of Colorado bureau of class instruction and general adult education in 1923. In 1951, he was named the director of the University of Colorado Extension Division. He retired from that position after serving 30 years on the staff of the university and having worked 50 years in the field of education. Campbell directed many special projects at the University during his tenure, including WPA classes during the Depression, Civilian Conservation Corps classes, and adult training during WWII. Campbell married Myrtle Hoffman in 1915. Myrtle was born in Nebraska in 1886 and attended the Chicago Art Institute. Mrs. Campbell was a water color painter of regional subjects, and was one of the charter members of the Boulder Artists' Guild. Her work was compared to that of Thomas Benton in style. She was very active in the local art scene and participated in several national shows, including a one-woman show at the Denver Art Museum. The Campbells sold this house during the 1940s and built a modern home across the street at 735 12<sup>th</sup>.

This brick dwelling is representative of many homes pattern after the English/Norman Cottage style during the period before World War II in Boulder. Representative features include the steeply pitched and overlapping gables, the brick construction, and the multiple light casement windows.



*Figure 10. 750 12<sup>th</sup> St., c.1958.*

**10. 750 12th St., 1923**

This house was probably built by George and Pearl Paper. George W. Paper settled in Boulder in 1925 for his health, apparently suffering from tuberculosis. In 1927, he purchased controlling interest in the Isis Theater and later became manager of it and the Curran theater. In 1932, his family moved to Longmont to manage Fox theaters there. In Boulder, Paper was a leader in fraternal organizations, the chamber of commerce, and country club. Paper died in 1944 after treatments at military TB hospitals in New Mexico and Denver, and his family moved back to Boulder to reside.



*Figure 11. 740 12<sup>th</sup> St., c.1949.*

#### **11. 740 12th St., 1925**

The building permit for this house listed the owner as S.W. Anderson. In 1926, the Boulder city Directory lists resident of this house as Lewis H. and Isabel H. Putney and children John and Elizabeth. Putney was a salesman.

This residence is significant for its well-preserved and finely-crafted representation of the Colonial Revival Style. The house displays classic components of the style popular in the 1920s, including its symmetrical composition, prominent entrance with fanlight, sidelights, and classical porch details; the paired, double-hung windows with multiple lights in both sashes; and its dentilled cornice.



*Figure 12. 730 12<sup>th</sup> St., c.1949.*

#### **12. 728 12th St., 1925**

In 1928, this house was occupied by William L. and Charlotte Johnson, who may have been the original owners. William L. Johnson was born in 1895 in Crested Butte, where he worked as a cashier in a bank. Johnson moved to Grand Junction in 1924 and was connected with the Mesa Flour Mills. In 1926, he married Charlotte Hammond of Boulder. The Johnsons moved to Boulder about 1927, where he lived until his death in 1939. Johnson was active in the Masons. This house is significant as representative of the many dwellings constructed of native stone in the University Hill neighborhood of Boulder, as typified by its rubble construction, gabled roof, and concrete window sills and water tables.





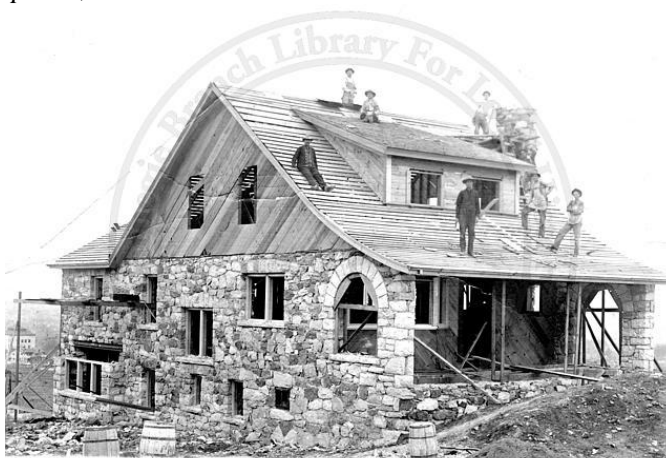
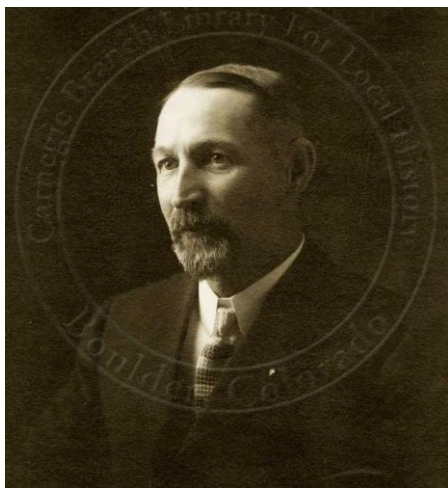
*Figure 13. 712 12<sup>th</sup> St., 1991.*

### **13. 712 12<sup>th</sup> St., 1904**

This house represents native stone construction popular in the University Hill neighborhood of Boulder during the early 20<sup>th</sup> century. Building is on the same lot as 1215 Baseline Rd.



*Figures 14 and 15. 1215 Baseline Rd., c.1929 on left. Photo of "Chicago Girls" on the front porch, c. 1920.*



*Building of Bluebird 1910*

*Figures 16 and 17. Photo of Architect Arthur E. Saunders on left, c. 1917. Bluebird Cottage under construction in 1910 on right.*

**14. 1215 Baseline Rd., 1911, “Bluebird Cottage”**

Designed by Arthur E. Saunders

In 1911, Mrs. John B. Sherwood of Chicago, Illinois, formed the Holiday House Association to provide the unmarried working women of Chicago a vacation retreat in the Colorado mountains. Guests included school teachers, writers, artists, and suffragists, who were attracted to Colorado’s progressive laws concerning women and the vote. Noted Boulder architect Arthur E. Saunders designed the building.

This house, although somewhat altered, reflect Rustic Style construction through its stone rubble wall, its diagonal siding in gable end, and its minimal ornamentation.



1160 Cascade Avenue:



767 12<sup>th</sup> Street:





747 12<sup>th</sup> Street:



735 12<sup>th</sup> Street:





715 12<sup>th</sup> Street:



707 12<sup>th</sup> Street, the Fischer House:





1212 Cascade Avenue:



770 12<sup>th</sup> Street:





760 12<sup>th</sup> Street:



750 12<sup>th</sup> Street:





740 12<sup>th</sup> Street:



728 12<sup>th</sup> Street:





712 12<sup>th</sup> Street:



1215 Baseline Road:





## Street Context

12<sup>th</sup> Street looking north:



12<sup>th</sup> Street looking south:





East side of 12<sup>th</sup> street looking south:



West side of 12<sup>th</sup> street looking north:



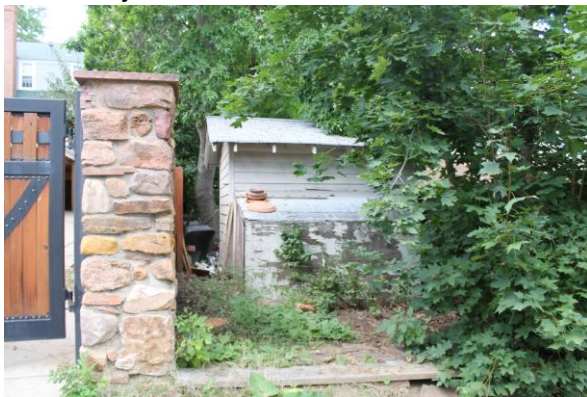


## Alley Context

View into East alley looking north:



East alley views:







View into west alley looking south:



West alley views:







**Attachment F: Draft Resolution to Initiate Designation**

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE LANDMARKS BOARD INITIATING  
THE DESIGNATION OF THE 700 BLOCK OF 12<sup>TH</sup> ST. AS A  
LOCAL HISTORIC DISTRICT TO BE KNOWN AS THE 12<sup>TH</sup>  
STREET HISTORIC DISTRICT.

WHEREAS, on Oct. 1, 2014, the Landmarks Board voted to schedule an initiation hearing for the 12<sup>th</sup> St. Historic District, and

**WHEREAS**, on Oct. 1, 2014, the Landmarks Board held an initiation hearing to determine whether to initiate designation of the 12<sup>th</sup> St. Historic District and determined that the proposed district meets the standards for designation;

NOW, THEREFORE, BE IT RESOLVED BY THE LANDMARKS BOARD OF THE CITY OF BOULDER, COLORADO:

Section 1. The City of Boulder Landmarks Board initiates the designation of the 700 block of 12<sup>th</sup> St. (707, 712, 715, 728, 735, 740, 747, 750, 760, 767 and 770 12<sup>th</sup> St., 1160 and 1212 Cascade Ave. and 1215 Baseline Rd.), and will schedule a designation hearing in accordance with the historic preservation ordinance no fewer than sixty days and no more than one hundred-twenty days from the date of this resolution.

ADOPTED this 1<sup>st</sup> day of October 2014.

This resolution is signed by the Chair of the Landmarks Board as of Oct. 1, 2014.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Chair, Landmarks Board

ATTEST:

\_\_\_\_\_  
Secretary to the Board